



2 0 0 9 - 2 0 1 2

## **Consolidated Plan** for Housing and Community Development

City of Seattle | November, 2008



**2009-2012 City of Seattle Consolidated Plan  
Table of Contents**

## **Section 1: Executive Summary**

### **1.1 Introduction**

1.1.1 Purpose of a Consolidated Plan

1.1.2 Policy framework

1.1.3 Key plans referenced in development of the Consolidated Plan

### **1.2 Consolidated Plan goals**

### **1.3 Overview of City Funding Priorities**

1.4 How have the **needs** of Seattle's communities and residents changed since the 2005-2008 Consolidated Plan?

1.5 Past Performance and **Challenges** in meeting Consolidated Plan goals

### **1.6 Institutional partnerships**

1.7 What is **new** in the 2009-2012 Plan?

## **Section 2: Community and Population Profile**

### **2.1 General Demographics**

2.1.1 Introduction

2.1.2 Change in the U.S. Census Method of Collecting Data – Shift from Decennial Census to American Community Survey (ACS)

2.1.3 State, Regional and Local Population Growth

2.1.4 Seattle Demographics

Age

Household Types

Income

Race & Ethnicity

Gender

### **2.2 Emerging Trends Affecting No- to Moderate-Income Households**

2.2.1 Poverty affects significant portions of the population

2.2.2 Disproportionality of race/ethnicity among low-income and homeless people

2.2.3 Seattle/King County is aging

2.2.4 The proportion of foreign born residents continues to increase

- 2.2.5 Employment sector profile – recent Seattle job growth is concentrated in services
- 2.2.6 Multiple factors influence housing demand in Seattle
- 2.2.7 Housing Affordability – low- and moderate-income people as well as many workers cannot afford to live in Seattle

## **Section 3: Needs Assessment**

### **3.1 Housing Market Analysis - impact on low- and moderate income households for home ownership, renters and preventing homelessness**

#### 3.1.1 Income of Seattle Households

- Income Distribution of Seattle Households
- Income Distribution by Age

#### 3.1.2 General Characteristics of Seattle Housing

- Number of Housing Units
- Housing Condition
- Overcrowding

#### 3.1.3 Rental Market Characteristics

- Rent Levels
- Vacancy Rates
- Rental Affordability
- Severely Cost burdened Renter Households

#### 3.1.4 Homeownership Market Characteristics

- Homeownership Rate
- Housing Sales Prices
- Condominium Conversions
- Ownership Affordability
- Severely Cost burdened Owner Households

#### 3.1.5 Subsidized Housing: Numbers and Location

- Total Subsidized Rental Housing Units
- City of Seattle and Seattle Housing Authority Units
- Housing Choice Vouchers

#### 3.1.6 Notes to Housing Market Section

1. Seattle Median Income Levels and Affordable Rents, 2008

2. Use of American Community Survey (ACS) and ACS Public Use Microdata Sample (PUMS)
3. Definitions for U.S. Census Bureau American Community Survey

### **3.2 Nature and Extent of Homelessness**

- 3.2.1 Number and Characteristics of people experiencing homelessness
- 3.2.2 What do we know about factors which contribute to homelessness?
- 3.2.3 Can we predict who might become homeless?
- 3.2.4 What types of housing and services are needed to end homelessness?

### **3.3 Special Needs & Vulnerable Populations**

- 3.3.1 Persons Living with AIDS
- 3.3.2 People with disabilities
- 3.3.3 Veterans
- 3.3.4 Survivors of Domestic Violence and Sexual Assault
- 3.3.5 Seniors and those “aging in place”
- 3.3.6 Children and Youth
- 3.3.7 Foreign born residents (refugee and immigrant groups)
- 3.3.8 Impact of Mental Illness and Chemical Addiction

### **3.4 Economic Development in Distressed Neighborhoods**

- 3.4.1 Seattle’s Economic Status
- 3.4.2 Distressed Neighborhood Economic Needs
- 3.4.3 Property Values, Vacant Land trends in Distressed areas
- 3.4.4 Socio-Economic Profile: A Detailed Look at Southeast Seattle

### **3.5 Community Non-profit Infrastructure Needs**

## **Section 4: Four – Year Strategic Plan**

### **4.1 How were the 2009-2012 City of Seattle Consolidated Plan Strategies and Priorities Developed?**

- 4.1.1 Context for Consolidated Plan Priorities
- 4.1.2 U.S. Dept. of Housing and Urban Development Goals and Federal Program Eligibility
- 4.1.3 Mayor and Council Priorities
- 4.1.4 Community Consultation and Needs Assessment as key element of strategy development
- 4.1.5 Resource Considerations

## **4.2 How will the City invest federal funds over the next four years?**

- 4.2.1 City of Seattle Approach to Housing, Community Development and Response to Homelessness
- 4.2.2 Strategic Plan – Four Year Priorities Matrix

## **4.3 What will Consolidated Plan funding priorities be in 2009?**

- 4.3.1 2009 CDBG Allocation Guidelines
- 4.3.2 2009 Annual Allocation Plan (formerly Table of Proposed Projects)
- 4.3.3 Leveraging

## **4.4 Anti-Poverty Strategy**

- 4.4.1 Assist low-income families and individuals who are struggling to access resources that may help move them to self-sufficiency
- 4.4.2 Prevent poverty through assistance to Seattle's children and with life-long education efforts
- 4.4.3 Alleviate poverty by improving family and individual economic opportunities that lead to a living wage
- 4.4.4 Coordinate anti-poverty strategy services with affordable housing programs

# **Section 5: Plan for Public Input**

## **5.1 Public Input for development of 2009-2012 Consolidated Plan**

- 5.1.1 Community consultation
- 5.1.2 Consolidated Plan public comment summary

## **5.2 Citizens Participation Plan - opportunities for comment as adopted ConPlan is implemented**

# **Section 6: Consolidated Plan Reference Tools**

- 6.1 Glossary
- 6.2 Website references/links to cited plans and research
- 6.3 Contact Us
  - Availability of documents
  - Alternate language
  - Disability access
- 6.4 Frequently Asked Questions (FAQ) about the development of the 2009-2012 Consolidated Plan